



69 C Upper Road

Greenisland, Carrickfergus, BT38 8RH



Hall 22'1" x 6'7" (6.75 x 2.02)

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Composite entrance door with 5 point locking system leading to ceramic tiled floor entrance lobby with bevelled skirting and architraves. Mains operated smoke, heat and carbon monoxide detectors are installed throughout. Mains doorbell and exterior lighting.

WC 6'0" x 3'6" (1.83 x 1.09)

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Contemporary white two piece suite with tiled floor.

Living Room 19'10" x 12'3" (6.05 x 3.75)

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Walnut feature double doors leading to a family lounge with extended ceiling and feature wall mounted gas fire. Choice of flooring.

Kitchen/Diner 20'1" x 13'8" (6.14 x 4.17)

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Bespoke modern fitted kitchen crafted by local designer Johanna Montgomery. Integrated appliances and black granite work surfaces. Sink unit mounted with brass tapware. Under unit strip lighting. Ceramic flooring with bevelled skirting and architraves. Walnut entrance door to fully fitted utility room.

Wall to wall UPVC double glazed French doors leading to patio area and turfed lawn.

Utility Room 11'6" x 5'2" (3.52 x 1.60)

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Gas boiler. Fully fitted units with matching work surfaces. Plumbed for washing machine. Stainless steel sink unit. Door to side exit.

Bedroom 1 31'4" x 25'4" (9.57 x 7.74)

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En Suite 11'5" x 4'1" (3.49 x 1.25)

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Neutrally fitted stylish suite with mains operated shower and chrome towel rail.

Bedroom 2 23'9" x 11'10" (7.25 x 3.62)

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Dormer window.

Bedroom 3 13'3" x 11'7" (4.04 x 3.54)

13'3" x 11'7" (4.04 x 3.54)

Bedroom 4 9'6" x 8'2" (2.91 x 2.50)

9'6" x 8'2" (2.91 x 2.50)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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